



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

241A HEMDEAN ROAD

CAVERSHAM

READING

RG4 7QW

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1. Introduction

1.1 iPlans has been instructed by Faten Jaber to submit a householder planning application for a single storey front side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 241A Hemdean Road, Caversham, Reading, RG4 7QW accommodates a detached bungalow.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The external finish of the dwellinghouse is brick, and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a single storey front side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow.

3.2 The proposed single storey front side extension will adjoin the front of the existing garage and will be used as storage. It will infill the space to the front of the existing garage. The front element will project 2000mm deep. The width of the front and side will measure 11463mm. The side element will have the same width as the existing garage structure. There will be a garage door, front door and windows to the front elevation and windows to the side elevations. The side windows will be obscure glazed. The front section that remains single storey will have a hipped roof. The eaves height will measure 2430mm.

3.3 The garage conversion will not alter the external footprint of the existing structure except for the addition of the proposed side extension to the front. It is proposed to use the space as a study. The walls will be made thicker, but this will not alter the external footprint to the side or rear. There will be a new window to the rear and a window to the side elevation. There will no longer be a door to the rear right elevation. It will have a hipped roof.

3.4 In terms of fenestration changes, the ground floor rear windows will be replaced with new window and bi-folding door. The existing kitchen side door will be removed, and the opening will be closed.

3.5 It is proposed to add a first floor to the existing bungalow to make it a two storey dwellinghouse. It will have the sit atop the main dwellinghouse and part of the side structure (see proposed floorplan). It will measure 12069mm wide and 7311mm deep. There will be windows to the front and windows to the rear. It will have the same roof design as the existing roof.

3.6 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Hemdean Road without significantly affecting the traffic flow.

3.7 Waste from the site will be removed by skips with the appropriate street licences.

3.8 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

4. Relevant Planning Policy

4.1 The Local Plan and Design Guide for House Extensions has been consulted as part of this application.

4.2 Policy CC7 of the Local Plan states that all development must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Proposals will be assessed to ensure that the development makes apposite contribution to the character of a place.

4.3 Policy CC8 of the Local Plan is with regards to safeguarding amenity. Development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects of a development, harm to outlook, noise and disturbance.

4.4 Policy H9 of the Local Plan is with regards to house extensions They will be acceptable where it respects the character and appearance of the house in terms of scale, location, materials and design. They should respect the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design. They should not present an overbearing impact on neighbours.

4.5 The Design Guide for House Extension state that bulky and sizeable proposals in relation to the existing dwelling will not be considered favourably. Consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling. Extensions should complement and not appear overbearing to the existing dwelling. Disproportionate proposals that are considered harmful to the character and appearance of the existing dwelling are unlikely to be supported. Care should be given when designing an extension of any scale that there is not a loss of daylight to habitable rooms in neighbouring dwellings. It is highly likely that an application will be refused unless it demonstrates that neighbouring dwellings will not suffer from a loss of light. This can be demonstrated in proposals by illustrating the 45-degree rule of thumb on proposed plans and an assessment of orientation in relation to direct sunlight to important habitable rooms. In terms of side extensions, the roof design of single storey side extension should complement the roof of the original house in terms of design and angle of pitch. In terms of front extensions, the council will not normally grant permission for front extensions that are excessive in size, height and depth relative to the dwelling on the site and neighbouring buildings. Where there is a prevailing building line within the street, front extensions should not extend beyond that line. There is the need to ensure that it doesn't encroach on a line taken at 45-degrees from the midpoint of the window to the nearest neighbouring habitable room. In terms of additional storey, it states that a new PD right allow up to one addition storey on one storey houses. This applies to houses built between 1948 and 2018. To make use of this right, they must apply for prior approval from the council. Council must consider matters such as the amenity of neighbouring properties and the external appearance of the building when considering the application, as it would for a planning application. In considering applications for prior approval for upward extensions, Policy H9 will be applied. It is not possible to set general guidelines on when an

upward extension may be appropriate as it will depend very much on the individual case, but it is recommended that further advice is sought via the pre-application route.

4.6 The Revised Parking standard states that for 4+ bedroom dwellinghouse, there is requirement for 2 parking spaces in zones 1-3 and in zone 4, there is requirement for 3x parking spaces.

5. Conclusion

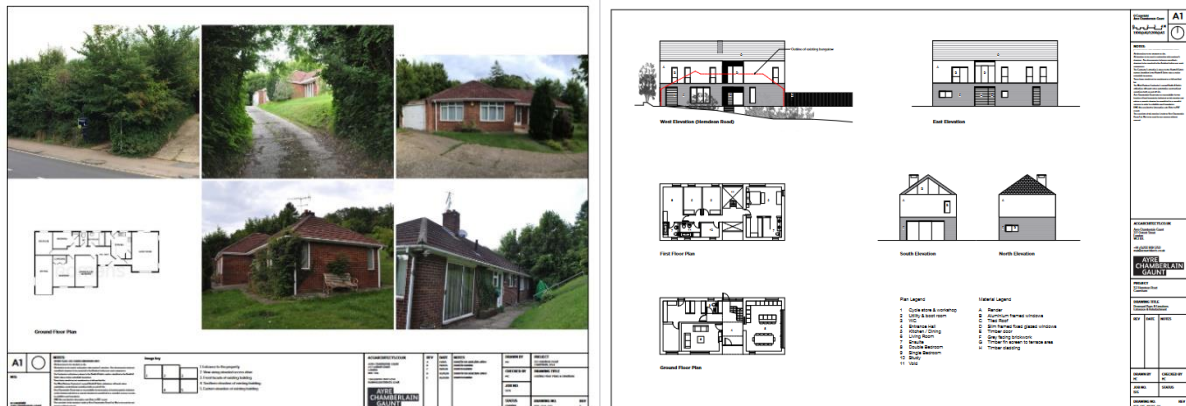
5.1 The proposal is for a single storey front side extension, garage conversion, fenestration changes and an addition of a first floor to the existing bungalow.

5.2 The side element will infill the space to the front of the existing garage. The front element will extend most of the width of the property however it will appear proportionate to the overall change of the dwellinghouse to a two-storey property.

5.3 The garage conversion will result in the loss of the existing garage however it will not impact parking as there are parking spaces on the driveway.

5.4 The first floor will be located atop the main dwelling as well as part of the side structure. It aligns with the front and rear building line of the main dwelling. The new storey is of an appropriate height and the roof design is the same as existing. The neighbour to the left is single storey, but the area is largely two storeys thus such proposal would fit in with the street scene. To reduce overlooking and loss of privacy to the neighbouring property, the side windows will be obscure glazed.

5.5 153 Hemdean Road has approval to demolish a bungalow and erect two storey, 4 bed dwelling (191100). As you can see in the extract below, the proposed two storey dwelling is of a different style to the bungalow it is replacing. The proposed addition of a first floor at the application site would be of similar height and scale to that approved.



5.6 The proposed materials will match with existing materials so as to protect the character and appearance of the property.

5.7 I therefore hope you would consider this application for approval.